Statement

Details of funds released to Maharashtra during 2000-01 and 2001-02

S. No.	Name of the Project	Funds Released during 2000-2001	Funds Released during 2001-02
1.	Integrated Development of Small and Medium Towns (IDSMT) Scheme	Rs. 815.83 lakhs	Rs. 653.60 lakhs
2.	Central Urban Infrastructure Support Scheme (CUISS)	Rs. 7.50 lakhs	Rs. 4.15 lakhs
3.	Preparation of a detailed project report for the proposed Mass Transit System in Thane	Rs. 47.95 lakhs	Rs. 22.16 lakhs
4.	Mumbai Mega City Scheme	Rs. 2008.00 lakhs	Rs. 2316.00 lakhs
5.	Accelerated Urban Water Supply Project	Rs. 437.92 lakhs	Rs. 593.68 lakhs
6.	Low Cost Sanitation	Nil	Rs. 16. 24 lakhs
7.	Valmiki Ambedkar Awas Yojana (VAMBAY)	Nil	Rs. 1198.00 lakhs
8.	Building Centres	Rs. 5.50 lakhs	Rs. 2.00 lakhs
9.	Night Shelter	Rs. 29.68 lakhs	Nil

FDI in housing sector

2339. SHRI VIJAY J. DARDA:
SHRIMATI SARLA MAHESHWARI:

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether it is a fact that Government have allowed 100 per cent foreign direct investment in the housing sector/real estate;

(b) if so, the reasons therefor and the guidelines framed in this regard;

(c) the number of foreign companies/institutions/individuals who have shown interest in making investment in the housing sector; and

(d) the lock-in period for FDI, if any, fixed?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) and (b) The Government, by a Press Note No. 4 of 2001 dated 21.5.2001 issued by the Ministry of Commerce and Industry, has permitted foreign direct investment (FDI) upto 100 per cent for development of integrated townships only, including housing, commercial premises, hotels, resorts, city and regional level urban infrastructure facilities such as roads and bridges, mass rapid transit systems and manufacture of building materials. Development of land and providing allied infrastructure will form an integral part of township's development for which necessary guidelines/norms relating to minimum capitalization, minimum land area, etc. have also been issued by the Ministry of Commerce and Industry *vide* Press Note No. 3 of 2002 dated 4.1.2002. FDI in this sector would be permissible with prior Government approval. The detailed guidelines are given in the Statement. (*See* below).

(c) No proposal for making foreign direct investment in housing sector in terms of guidelines issued on 4.1.2002 has been received so far from any foreign company/institution/individual in so far as this Ministry and Ministry of Commerce and Industry are concerned.

(d) A minimum lock-in period of three years from completion of minimum capitalization shall apply before repatriation of original investment is permitted.

Statement

Detailed guidelines issued by Government regarding FDI in Housing Sector

Government of India
Ministry of Commerce and Industry
Department of Industrial Policy and Promotion
SIA (FC DIVISION)

PRESS NOTE NO. 3 (2002 SERIES) DATED 4.1.2002

Sub: Guidelines FDI in development of integrated township including housing and building material.

Government *vide* Press Note No. 4 (2001 series) permitted FDI up to 100 per cent for development of integrated townships, including housing, commercial premises, hotels, resorts, city and regional level urban infrastructure facilities such as roads and bridges, mass rapid transit systems and manufacture of building materials. Development of land and providing allied infrastructure will form an integrated part of township's development.

2. FDI in the development of integrated townships will be subject to the following guidelines:

(i) The foreign company intending to invest shall be registered as an Indian company under Companies Act, 1956 and will henceforth be allowed to take up land assembly and its development as a part of Integrated Township Development. All such cases would be processed by FIPB on the recommendation of Ministry of Urban Development and Poverty Alleviation and other concerned Ministries/Departments. Ministry of Urban Development and Poverty Alleviation will develop an exclusive cell to deal with such cases.

(ii) The core business of the company seeking to make investment, should be integrated township development with a record of successful execution of such projects elsewhere.

(iii) The minimum area to be developed by such a company should be 100 acres for which norms and standards are to be followed as per local by laws/rules. In the absence of such bylaws/rules, a minimum of two thousand dwelling units for about ten thousand population will need to be developed by the investor.

(iv) The investing foreign company should achieve clear milestones once their proposal has been approved.

(a) The minimum capitalisation norms shall be US$ 10 million for a wholly owned subsidiary and US$ 5 million for joint ventures with Indian partner/s. The funds would have to be brought in upfront.

(b) A minmum lock-in period of three years from completion of minimum capitalisation shall apply before repatriation of original investment is permitted.

(c) A minimum of 50% of the integrated project development must be completed within a period of five years from the date of possession of the first piece of land. However, if the investor intends to exit earlier due to reasons beyond his control, it shall be decided by FIPB on case-to-case basis.

(v) Conditions regarding the use of land for commercial purposes, development charges, external development charges and other charges as laid down in Master Plan/By laws, preparation of layout and building plan, development of internal and peripheral development, development of other infrastructure facilities including the trunk services etc., will be the responsibility of the investor as per planning norms and standards on similar lines as those applicable to local investors. In the absence of such standards and norms, every State Government may decide their own conditions for which the Urban Development Plan formulation and implementation guidelines circulated by the Ministry of Urban Development and Poverty Alleviation may service as a guiding principle.

(vi) Land with assembled area for peripheral services such as police stations, milk booths will be handed over free of cost to the Government/local authority/agency as the case may be.

(vii) The developer will retain the lands for community services such as (i) schools, (ii) shopping complex, (iii) community centres, (iv) ration shop, (v) hospital/dispensary. These services will be developed by developer himself and shall be made operational before the houses are occupied.

(viii) The developer, after properly developing playgrounds, park will make it available to the local authorities free of cost.

(ix) The developer will ensure the norms and standards as applicable under local laws/rules.

(x) For companies investing in Special Economic Zones, Foreign Investment Promotion Board may accord exemption to any of the above mentioned conditions on a case-to-case basis. This will, however, be an interim measure till guidelines are evolved in due course in a need based manner.

Sd/-
(M.S. SRINIVASAN)
JOINT SECRETARY TO THE GOVT. OF INDIA

No. 5(6)2/200-FCI Dated 4th January, 2002

Identification of unauthorised constructions

2340. SHRI VIJAY SINGH YADAV: Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVIATION be pleased to state:

(a) whether the Special Task Force of Delhi Police has identified 922 places of unauthorised constructions, as reported in the Hindustan Times dated the 10th February, 2002;

(b) the places, colony-wise alongwith the comments of the CVC with the instances given by him;

(c) the names of the officers in each organisation responsible alongwith the punitive action taken against each one of them; and

(d) the known movable and immovable assets of each acquired till December, 2001?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT AND POVERTY ALLEVIATION (SHRI BANDARU DATTATRAYA): (a) to (d) Details of 922 cases of unauthorised construction identified by Delhi Police during the surveys conducted in the year 2000 is annexed as Statement. (*See* below).